WARRANTY DEED

Karen Johnson Davidson County
Batch# 272691 DEEDWARR
08/16/2019 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $562.40
20190816-0082192

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$152,000.00.**

Debbie A. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF August 2019

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Blue Horseshoe of TN, LLC	SAME AS NEW OWNER	059-14-0-197.00
(Name)	(Name)	
5801 Seven Points Trace		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILMA JEAN BUCHANAN AND AND EVELYN DELORES BLANCH nka EVELYN DELORES BLANCH PAYNE** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE HORSESHOE OF TN, LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 115, as shown on the map entitled Haynes Manor, Section 1, of record in Book 360, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILMA JEAN BLANCH (NKA WILMA JEAN BUCHANAN) AND DELORES BLANCH (AKA EVELYN DELORES BLANCH), by deed from RICHARD BLANCH, JR., WILMA JEAN BLANCH AND EVELYN DELORES BLANCH, of record in Book 6334, page 147, dated June 18, 1984, said Register's Office.

DELORES BLANCH and EVELYN DELORES BLANCH and EVELYN DELORES BLANCH PAYNE are one and the same person

This is property know as **741 Ringgold Dr., Nashville, TN37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed by my hand this 9 Day of August 2019.

Wilma Jean Buchanan

Wilma Jean Buchanan

STATE OF Tennessee
County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Wilma ~~Wife~~ Jean Buchanan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9 of August, 2019.

Maxine J. Rucker

Notary Public

My Commission Expires: _____

Please return to:
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Dr., Ste. 214
Nashville, TN 37211

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Executed by my hand this 9 Day of August 2019.

Evelyn Delores Blanch Payne
by Wilma Jean Buchanan, Attorney In Fact

Evelyn Delores Blanch Payne
by Wilma Jean Buchanan, Attorney in Fact

by POA of recored as Instrument No. _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Wilma Jean Buchanan as Attorney in Fact for Evelyn Delores Blanch Payne personally appeared before me this day and acknowledged the due execution of the foregoing instrument as said Attorney in Fact.

Witness my hand and official seal, this the 9 of August, 2019.

Notary Public

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

My Commission Expires:

(SEAL)

Please return to:
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Dr., Ste. 214
Nashville, TN 37211

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY